



An
Bord
Pleanála

Record of Meeting 29S.PC0203 8th meeting

Case Reference / Description	29S.PC0203 Expansion and upgrading of the existing Ringsend Waste Water Treatment Plant, Dublin.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	8 th		
Date	21/09/17	Start Time	11.10 a.m.
Location	Meeting Room 3	End Time	12 p.m.
Chairperson	Anne Marie O'Connor	Executive Officer	Kieran Somers

Attendees		
Representing An Bord Pleanála		
Staff Member	Email Address	Phone
Anne Marie O'Connor, Assistant Director of Planning		
Paul Caprani, Senior Planning Inspector		
David Curran, Senior Executive Officer		
Kieran Somers, Executive Officer	k.somers@pleanala.ie	01-8737107

Representing the Prospective Applicant		
Donal O'Connor, Irish Water		
Kieran Kennedy, RPS Planning and Environment		
Niall Riordan, Irish Water		
Jean Hobbs, Irish Water		
Stephen Little, Stephen Little and Associates		
Michael Hand, JB Barry Designers		

The meeting commenced at 11.10 a.m.

Noting that this was the eighth meeting so far in this particular pre-application consultation process, the Board referred to its previous meeting with the prospective applicant held on the 2nd June, 2017 and the record of same. The Board noted that the prospective applicant had forwarded some comments on the record of this meeting by way of email dated the 19th July, 2017. With regard to the proposed retro-fitting of the SBR's and new SBRs with AGS technology, as referenced, the Board commented that it is a matter ultimately for the prospective applicant to decide as to whether this element would be incorporated in any formal SID application.

Presentation by the prospective applicant:

The prospective applicant provided a brief overview of the project and recapped on the constituent elements for the Ringsend Plant; these consist of a capacity upgrade to the existing wastewater treatment plant and stage 1 of retrofitting. Subject to a grant of planning permission, it is currently intended to commence stage 1 of retrofitting circa Quarter 2/Quarter 3 2019.

The prospective applicant set out the application strategy for the proposed development as a whole and noted the three key elements of (a) upgrade works at the Ringsend Plant, (b) the omission of the Long Sea Outfall Tunnel and (c) the development of the proposed Regional Biosolids Storage Facility. The prospective applicant also noted for the record that the proposed Regional Biosolids Storage Facility will be included in the planning application associated with the current pre-application consultation (PC0203) as well as the planning application subsequent to the closure of pre-application consultations on case reference number PC0152 (Greater Dublin Drainage Project). The prospective applicant added that its current intention is to lodge the formal planning application on the instant proposed development circa March 2018.

The prospective applicant presented the Board with its draft text for the SID application which will follow following closure of the instant pre-app case. It said it was attempting to put the proposed development into the context of what has already been approved, and took the Board's representatives through the proposed wording of this. It also added that the subsequent planning application public notice will go into further detail with respect to various elements and ancillary works. Noting this, the Board's representatives emphasised the need for clarity in the public notice as to what is being proposed and what has been previously permitted under case reference number YA0010. With regard to the proposed Regional Biosolids Storage Facility, the Board also suggested that the connection between this and the existing Ringsend Plant be made as clear as possible. The Board also reminded the prospective applicant that its administrative staff would be available to give further advice on any draft notice forwarded to it prior to the lodging of the formal planning application.

The prospective applicant also set out its intended structure for the EIAR which will accompany the planning application; this will include separate volumes on the Regional Biosolids Storage Facility and an introduction to the scheme and process.

With respect to the proposed elements involved in the SID planning application, the Board enquired as to whether the temporary access to the site had yet been implemented. The prospective applicant replied that it had not yet, but had obtained a temporary planning permission in any case.

With regard to the proposed Regional Biosolids Storage Facility, the prospective applicant provided the Board with an update on the progress of this element of the project. The prospective applicant advised that a preferred site has been selected for this facility at Newtown/Kilshane. A non-statutory consultation is currently being conducted and extends from the 29th August to the 10th October, 2017. A public open day was also held on the 12th September, 2017. The prospective applicant said that its next steps are to prepare the EIAR and planning application which will include this element. It repeated the fact that, as part of the site selection process, five sites were considered for this facility and it set out briefly the reasons why the site at Newtown/Kilshane was chosen. With regard to the site in question, the prospective applicant advised the Board that it is a 11.5-hectare vacant site along the R135 approximately a mile west of Dublin Airport. An extant permission for a recycling park (granted approval under case reference number PL06F.EL2045) is not being pursued and the prospective applicant also advised that a relevant EPA licence has been surrendered. The current layout for the preferred site was set out by the prospective applicant; this will consist in the main of two large warehouses. The prospective applicant also remarked that there is a good road network in the vicinity of the site and that there are very few private residences close by. It was confirmed that the facility would be solely for the storage of treated material from WWTs prior to land spreading. There would be no change to the existing land spreading regime as this was subject to an existing contract.

Conclusion:

The prospective applicant asked the Board's representatives if they considered a further meeting might be required on this particular pre-application case. The Board advised the prospective applicant to keep the process open in case any further issues might arise or advice be required. Noting this, the prospective applicant said that it would do so and would liaise with the Board's administrative staff at a later time regarding the wording of the public notice for the planning application. It is a matter for the prospective applicant itself to decide if it requires a further meeting with the Board; if not, a letter requesting formal closure to the process should be forwarded to the Board. The reporting inspector would then complete his report and recommendation to the Board and a SID decision would follow this.

The meeting concluded at 12 p.m.

Anne Marie O'Connor

Assistant Director of Planning